127.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,900 / 734,900
					USE VALUE:	734,900 / 734,900
					ASSESSED:	734,900 / 734,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEN SHIAO-MOON LEE	
Owner 2:	WEN KUEI-CHIN	
Owner 3:		
Street 1:	PO BOX 405	
Street 2:		
Twn/City:	WALTHAM	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02454	Type:

PREVIOUS OWNER

Owner 1:	WEN SHIAO-MOON LEE TR -
Owner 2:	TR OF C C W ONE RLTY TR -
Street 1:	P.O. BOX 405
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02454

NARRATIVE DESCRIPTION

This parcel contains 4,042 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1960, having primarily Vinyl Exterior and 2120 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4042.000	356,000		378,900	734,900
Total Card	0.093	356,000		378,900	734,900
Total Parcel	0.093	356,000		378,900	734,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.65 | /Parcel: 346.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82207

GIS Ref

GIS Ref

Insp Date 12/01/17

!9875!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	356,000	0	4,042.	378,900	734,900	734,900	Year End Roll	12/18/2019
2019	104	FV	322,200	0	4,042.	378,900	701,100	701,100	Year End Roll	1/3/2019
2018	104	FV	322,200	0	4,042.	335,600	657,800	657,800	Year End Roll	12/20/2017
2017	104	FV	301,800	0	4,042.	281,500	583,300	583,300	Year End Roll	1/3/2017
2016	104	FV	301,800	0	4,042.	281,500	583,300	583,300	Year End	1/4/2016
2015	104	FV	250,600	0	4,042.	243,600	494,200	494,200	Year End Roll	12/11/2014
2014	104	FV	250,600	0	4,042.	235,400	486,000	486,000	Year End Roll	12/16/2013
2013	104	FV	260,800	0	4,042.	224,100	484,900	484,900		12/13/2012

PRINT

Date	Time
12/11/20	00:16:20

LAST REV

Date	Time
01/17/18	08:43:40
ekelly	

PAT ACCT. 9875

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEN SHIAO-MOON	1265-41		3/6/2003	Family	1	No	No		
	1024-138		12/1/1986		223,600	No	No		F

USER DEFINED

Prior Id # 1:	82207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/12/2009	Measured	345	PATRIOT
12/9/1999	Mailer Sent		
11/29/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4042		Sq. Ft.	Site		0	70.	1.34	8									378,882						378,900	

Total AC/HA: 0.09279 | Total SF/SM: 4042 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 378,882 | Spl Credit | Total: 378,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14528298
Const Adj.:	0.98000199
Adj $ / SQ:	157.133
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	483648
Depreciation:	127683
Depreciated Total:	355965

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

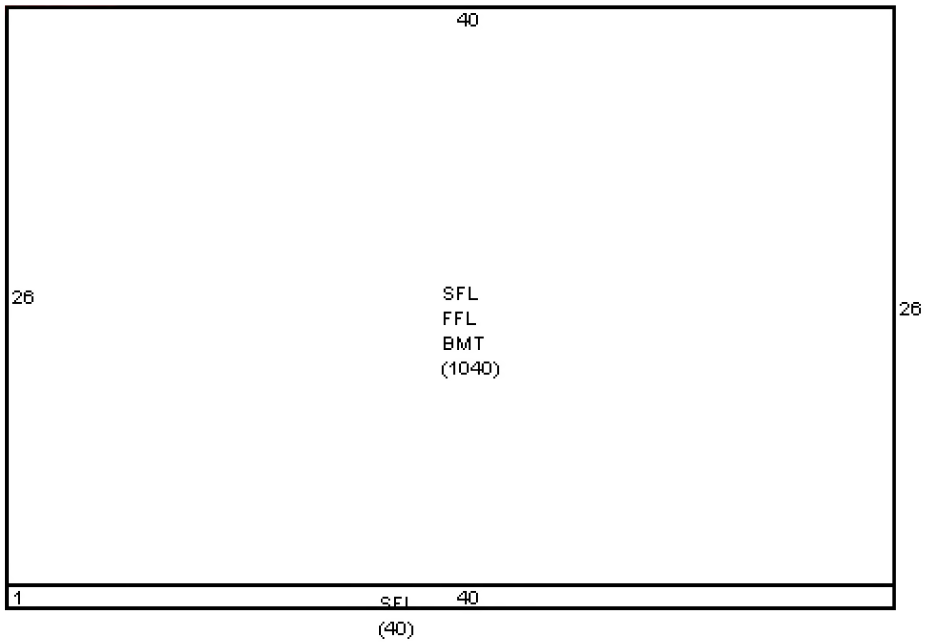
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.13
Special Features:	0	Val/Su Net:	112.66
Final Total:	356000	Val/Su SzAd	167.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,080	157.130	169,704
BMT	Basement	1,040	47.140	49,026
FFL	First Floor	1,040	157.130	163,418

Net Sketched Area:	3,160			Total:	382,148
Size Ad	2120	Gross Are	3160	FinArea	2120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	